LAND USE TABLE

BLOCK 1 LOT 1 COMMERCIAL 1.638 ACRES 1 LOT RIGHT-OF-WAY 0.064 ACRES 1.702 ACRES TOTAL

IRS IRON ROD SET IRF IRON ROD FOUND

LEGEND

NO. DELTA RADIUS LENGTH BEARING DISTANCE C1 | 14° 59'02" | 530.00' | 138.60' S 69° 27'24" W 138.21 C2 | 16° 08'48" | 211.00' | 59.46' | S 85° 01'19" W 59.27' C3 | 62° 37'33" | 30.00' | 32.79' | N 55° 35'30" W

GRAPHIC SCALE IN FEET

BEING A TRACT OF LAND SITUATED IN THE JESSE BILLINGSLEY SURVEY, ABSTRACT NUMBER 70, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO ALL INVESTMENT, L.P. RECORDED IN VOLUME 13588, PAGE 188, COUNTY RECORDS, TARRANT COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF FORT WORTH RECORDED IN INSTRUMENT NUMBER D216164879, COUNTY RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "DUNAWAY" FOUND AT THE SOUTHEAST CORNER OF SAID CITY OF FORT WORTH TRACT AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF GOLDEN TRIANGLE BOULEVARD

THENCE S 61° 57'41"W, 41.79 FEET, WITH SAID RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP

THENCE WITH SAID RIGHT-OF-WAY LINE AND SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 203.35 FEET, THROUGH A CENTRAL ANGLE OF 08° 31'46", HAVING A RADIUS OF 1366.00 FEET, THE LONG CHORD WHICH BEARS S 66° 13'34"W, 203.17 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 24° 16'43"W, 56.45 FEET, DEPARTING SAID RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "DUNAWAY" FOUND IN THE EAST LINE OF SAID CITY OF FORT WORTH TRACT AT THE BEGINNING OF A CURVE

THENCE WITH SAID EAST LINE AND CURVE TO THE RIGHT, AN ARC DISTANCE OF 265.87 FEET, THROUGH A CENTRAL ANGLE OF 18° 19'53", HAVING A RADIUS OF 831.00 FEET, THE LONG CHORD WHICH BEARS N 15° 06'47"W, 264.74 FEET,

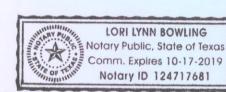
THENCE N 61° 57'41"E, 185.95 FEET, DEPARTING SAID EAST LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED

THENCE S 61° 57'41"W, 4.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 74,151 SQUARE FEET OR 1.702 ACRES

LOT 1, BLOCK 1

GTB BUSINESS PARK

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON, EXCEPT THOSE EASEMENTS AND RIGHTS-OF-WAY CREATED



EXECUTED THIS _30th_ DAY OF _August___, 2016 CITY OF FORT WORTH

APPROVED AS TO FORM AND LEGALITY TITLE: ASSISTANT CITY MANAGER

> SANITARY SEWER EASEMENT INST.* D215175117 C.R.T.C.T.

CICTANIT CITY ATTORNEY

STATE OF TEXAS COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC ON THIS DAY PERSONALLY APPEARED FERNANDO COSTA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30 44 DAY OF Hugust, 2016.

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSON EXPIRES: 04/17/2018

TRIKINYA L JOHNSON ary Public, State of Texas Comm. Expires 04-17-2018 Notary ID 1238832-0

CERTIFICATION

I, TODD A. BRIDGES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN AUGUST, 2016, AND THAT ALL CORNERS ARE AS SHOWN.

Tooled a Budy 8-3-16 REGISTERED PROFESSIONAL LAND SURVEYOR

TEXAS REGISTRATION NO. 4940



5132

OWNER / DEVELOPER AIL INVESTMENT, L.P. 13600 HERITAGE PARKWAY FORT WORTH, TEXAS 76177 (817) 224-6000

A FINAL PLAT OF

LOT 1, BLOCK 1

GTB BUSINESS PARK

AN ADDITION TO THE CITY OF FORT WORTH, SITUATED IN THE JESSE BILLINGSLEY SURVEY, ABSTRACT NUMBER 70,, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

DATE OF PREPARATION: DECEMBER 2014

AIL INVESTMENT L.P. VOL.13588, PG.188 C.R.T.C.T. WATER LINE EASEMENT ROW DEDICATION C.R.T.C.T. INST.# D216164879 C.R.T.C.T. Future Park Vista Lot 1 Block : AIL INVESTMENT L.P. VOL. 13588, PG. 188 C.R.T.C.T. $\Delta = 18^{\circ}19'54''$ R = 831.00'L = 265.87SANITARY SEWER EASEMENT INST.* D215175104 LC= N15° 06′ 47″W C.R.T.C.T. 264.74 N28°02′19″W 2.54'_ WATER LINE EASEMENT POINT OF ROW DEDICATION INST.# D216164879 C.R.T.C.T. **BEGINNING** 00 $\Delta = 08°31'46''$ Golden Triangle Boulevard R = 1366.00(City of Fort Worth) Inst.# D210153959 L = 203.35Inst.# D210153960 C.R.T.C.T. LC= S66° 13′ 34″W 203.17' Golden Triangle Boulevard Golden Triangle Boulevard

NOTES

WATER/WASTEWATER IMPACT FEES THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE LOF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

ANY PUBLIC FRANCHISED UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS ISSUED ON THIS SITE. (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE.) IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED, ALONG WITH A CFA FOR ANY NECESSARY DRAINAGE IMPROVEMENTS. THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS DIRECTOR STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

FLOODPLAIN RESTRICTION NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOOD-PLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS.
IN ORDER TO SECURE APPROVAL, SATISFACTORY ENGINEERING STUDIES AND /OR DETAILED ENGINEERING IMPROVEMENT PLANS, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN. WHERE CONSTRUCTION IS PERMITTED, ASSUMING ULTIMATE DEVELOPMENT CONDITIONS, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2 FT. (TWO FEET) ABOVE THE 100-YEAR FLOOD PLAIN WATER ELEVATION, OR 1 FT. (ONE FOOT) ABOVE THE 100-YEAR FLOOD-WAY WATER SURFACE ELEVATION.

FLOODPLAIN/ DRAINAGE-WAY MAINTENANCE THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGEWAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND / OR OPERATION OF SAID DRAINAGEWAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGEWAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGEWAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND / OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGEWAYS. THE DRAINAGEWAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOOD-PLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

PRIVATE COMMON AREAS AND FACILITIES THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID LOTS AND FACILITIES SHALL INCLUDE, BUT ARE NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED PRIVATE ENTRANCES; RECREATION, LANDSCAPE, AND OPEN SPACE AREAS; WATER AND WASTEWATER DISTRIBUTION, COLLECTION, AND TREATMENT FACILITIES; AND CLUBHOUSE, RECREATION BUILDINGS AND OUTDOOR FACILITIES.

THE LANDOWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET

NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS.

CONSTRUCTION PROHIBITED OVER EASEMENTS NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

FEMA FLOODPLAIN SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48439C0070K, DATED SEPTEMBER 25, 2009.

PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

TRANSPORTATION IMPACT FEES THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

ALL CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELOTON" UNLESS OTHERWISE NOTED.

PRIVATE P.R.V'S WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I.

PP 14-012 FP 14-095



OF SHEETS

Plat Approval Date: September

FORT WORTH

CITY PLAN COMMISSION

CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN

NINETY (90) DAYS AFTER DATE OF APPROVAL

THIS DOCUMENT FILED IN INSTRUMENT NUMBER D216206649 . DATE 9-6-16

1.702 ACRES